

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Wednesday, April 11, 2012

Town Hall, Conference Room L101, Lower Level
131 Cedar Street, Newington, CT 06111

7:00 p.m.

A G E N D A

I. ROLL CALL

II. PUBLIC HEARINGS

- A. Petition 01-12 – 262 Brockett Street, Gianni DiDomenico, Sculptures Salon, 262 Brockett Street, Newington, CT 06111, applicant, JGF Holding Company LLC, 17 Farmington Avenue, Plainville, CT 06062 owner, request for Special Exception Section 3.2.6 school for cosmetology training, B-BT Berlin Turnpike Business Zone District.
- B. Petition 02-12 – 3573 Berlin Turnpike at corner of Rowley Street, known as Maguire Sports Bar, Brown Realty LLC owner, contact James Brown 59 Cove Road, Lyme, CT 06371, request for Special Exception Section 3.19 restaurant use, PD Zone District.
- C. Petition 03-12 – 3066 Berlin Turnpike, Sphinx Shriners AAONMS owner and applicant, contact Jean P. Maheu, request for Special Exception Section 3.2.8 Charitable and Civic Event Carnival, June 20-23, 2012, PD Zone District.
- D. Petition 04-12 - 2095 Berlin Turnpike, Fat & Happy Restaurant, Callahan Realty LLC owner, F & H Group LLC 2095 Berlin Turnpike applicant, request for Special Exception Section 3.15.5, for all year dining, outdoor live music, and tent covering for outdoor patio, B-BT Zone District.
- E. Petition 06-12 - 3260 Berlin Turnpike, Plaza Azteca Restaurant applicant, 3260 Berlin Turnpike LLC, 5 Saddle Lane, Wallingford, CT owner, contact Robert Moreno, request for Special Exception Section 3.19.1 for outdoor event, PD Zone District.

III. PUBLIC PARTICIPATION (relative to items not listed on the Agenda-each speaker limited to two minutes)

IV. MINUTES

March 14, 2012 - Regular Meeting

V. COMMUNICATIONS AND REPORTS

None

VI. NEW BUSINESS

A. Petition 05-12 - 3573 Berlin Turnpike at corner of Rowley Street, known as Maguire Sports Bar, Brown Realty LLC owner, contact James Brown 59 Cove Road, Lyme, CT 06371, Site Development Plan Section 3.18 add 5,000 sq. ft. mezzanine, PD Zone District.

VII. OLD BUSINESS

A. Newington Town Plan and Zoning Commission discussion of Zone Regulation Amendments

- (1) Add Section 3.15.8 to allow automotive uses by Special Exception:
 - a. in the Business Berlin Turnpike Zone (B-BT) and
 - b. by extension, in the Planned Development District (PD).
- (2) Amend Section 6.11 Sale, Rental, Service or Storage of Motor Vehicles.

Referral to Capitol Region Council of Governments and Central Connecticut Regional Planning Agency for advisory comments initiated.

B. Public comment on possible zone amendment.

VIII. PETITIONS FOR SCHEDULING (TPZ April 25, 2012 and May 9, 2012)

None

IX. REMARKS BY COMMISSIONERS

X. STAFF REPORT

XI. PUBLIC PARTICIPATION

(For items not listed on agenda)

XII. CLOSING REMARKS BY CHAIRMAN

XIII. ADJOURNMENT

Submitted,

Glenn Chalder, AICP
Consulting Town Planner